THE CITY OF NORFOLK

Coastal Character District

February 23, 2016

What are Character Districts?

- Help to ensure that new development fits into the established pattern
    - Establish different areas in the city where different standards would apply
- Implemented as part of plaNorfolk2030
    - Three districts: Downtown, Traditional, Suburban
- Could be applied to a variety of standards

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Current Character Districts

Downtown
- Higher-intensity development
- Mixing of uses
- Public parking
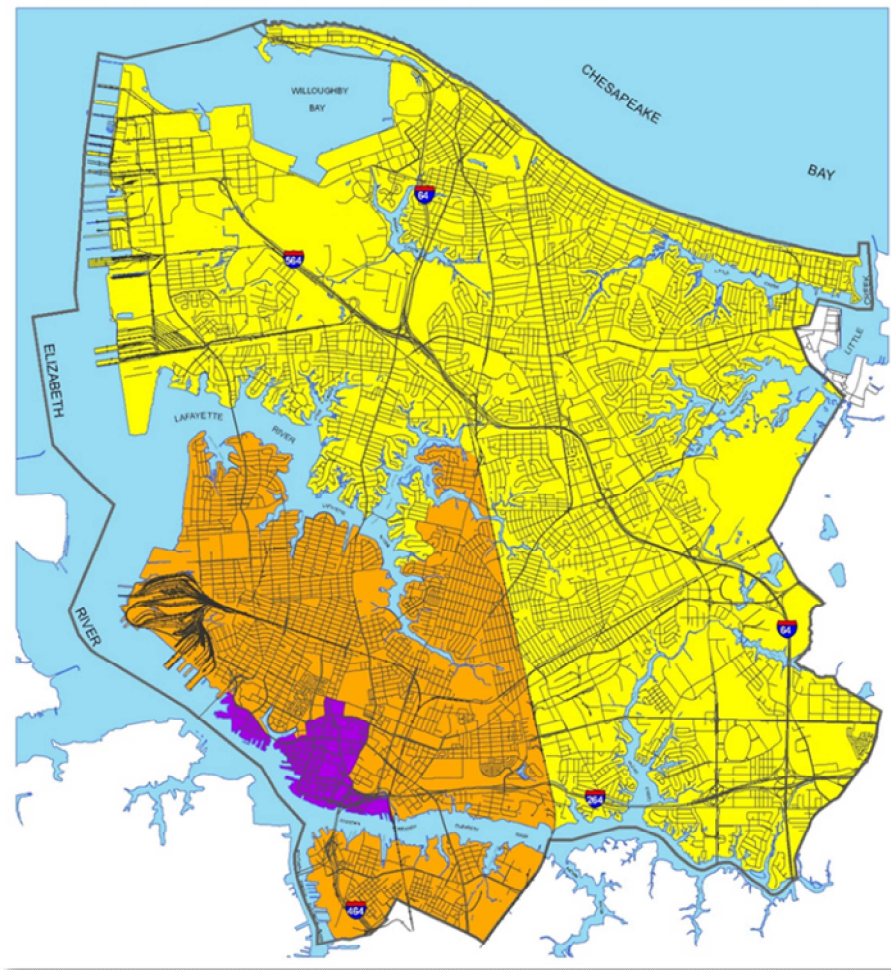- Common green space
- Transit

Traditional
- Grid pattern of development
- Variety of uses
- On-street parking
- Small private yards
- Walkable

Suburban
- Curvilinear streets
- Separation of uses
- Off-street parking
- Larger private yards
- Auto-oriented

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Current Character District Boundaries

The Coastal Character District

- The Planning Commission has recommended creating a fourth, Coastal character district for the Ocean View Bayfront

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Why a Coastal District?

- Ocean View is unique
  - "Coastal" architecture/ building form
  - Eclectic mix of residential uses
  - Access to the area is limited
  - Buildings oriented to viewing the water

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How are Character Districts Used?

- Off-street parking regulations
  - Generally requires fewer off-street parking spaces where walking and transit are more available
    - Downtown (less) → Traditional → Suburban (more)
- Townhouse development standards
  - Generally allows smaller lots and yards where densities are higher
    - Downtown (smaller) → Traditional → Suburban (larger)
- Other possible uses will be explored as part of new Zoning Ordinance

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What is being changed now?

- *plaNorfolk2030*
  - Add coastal character district definition/description
  - Modify character district map to include coastal
  - Add actions (and implementation guidance) to:
    - Ensure that new development in the coastal district fits with the development pattern by incorporating **form standards** in the Zoning Ordinance
    - Establish the appropriate development form for new development in the coastal district through **pattern books**

What is being changed now?

- Zoning Ordinance
  - Add coastal character district definition
  - Recognize coastal character district in townhouse development standards
    - **Maintain existing** suburban standards ("suburban or/and coastal")
  - Recognize coastal character district in parking standards
    - **Maintain existing** suburban standards ("suburban or/and coastal")

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Input Received to Date

- Staff has spoken to multiple Ocean View area civic leagues since August
- Input has been generally supportive of the concept; some specifics:
  - "Ocean View is unique; keep it that way"
  - "Focus should be on architecture/development character"
  - "Need a solution to the problem of 'inappropriate' multifamily housing and retail/entertainment uses"

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Next Steps

- Staff/consultants to evaluate implementation options as part of new Zoning Ordinance (ongoing, complete by Spring 2017)

- Staff/consultants to prepare pattern books, working with community, to clearly establish development expectations (completion TBD)

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